

Welcome to our Community Shop Update

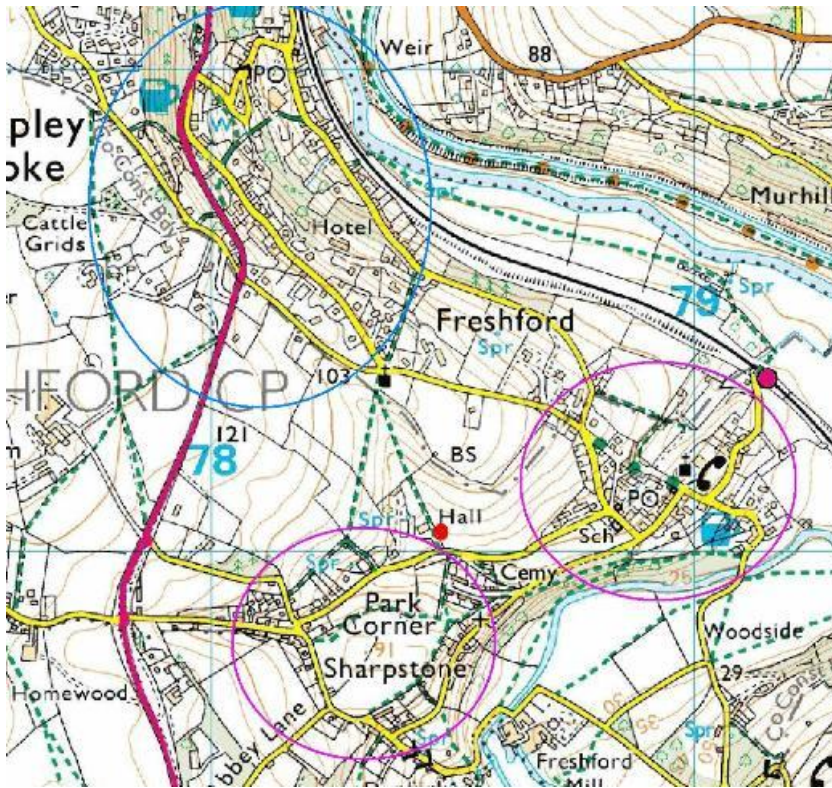


Wednesday 15th October, 2008

The plan tonight:

- Introduction, planning update and FLiSCA – **Gitte**
- the building, a high level business plan and the timescale - **Trevor**
- Scope of the shop – goods and services, opening hours, organisation – **René / Sue**
- Commitments – received and needed – **Peter**
- **Questions**
- **Tasting of local food and drink!**

Recap: The only viable solution – new build by the Village Hall



- Good central location
- Car parking
- Purpose-built
- Synergy between Village Hall and shop
- Public transport!

Planning update

- Outline planning permission obtained in May
- “Reserved matters” application being determined now
- Not expecting problems

FLiSCA – and Galleries Shop

- Why FLiSCA?
- Shop to be trading arm
- All residents are members.

- How else can it be useful?

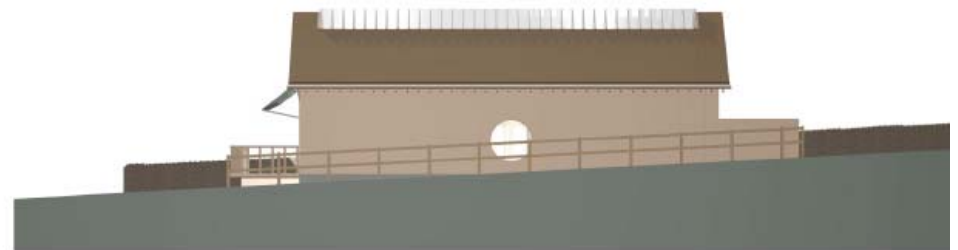
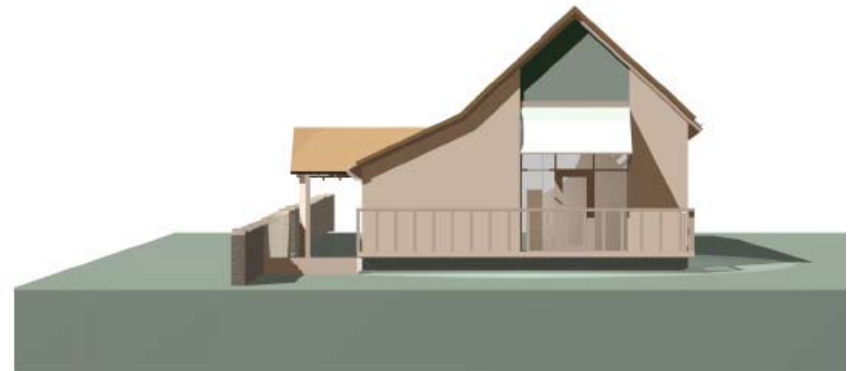
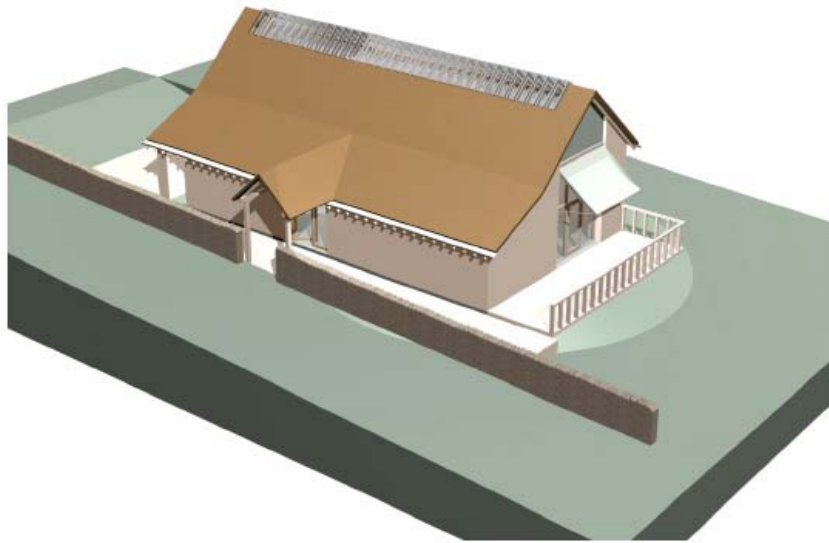
Your committee members: Adrian Kennedy . Andy Barrs . Gitte Dawson .
John Ager . Malcolm Shirley . Orla Morrish . Peter King . René Closuit .
Stuart Campbell . Trevor McCurdie

The design

- Sympathetic to the site
- Big enough to give the shop the chance to succeed
- Cost effective - now and in the future
- Environmental impact

- Will develop through the process





Community Shop
Freshford
Computer views 2
Drg. no. FS/PL/3/17
October 2008

The Thurlow Partnership © 2008
The Studio, Chilliswood, Church Lane
Limley Stoke, Bath. BA2 7GH
tel 01225 720114 and fax 720118

Budget

Building costs

Fitting out

Initial stock

Working capital

TOTAL

£268,000

Sources of finance

Rural Renaissance grant	£90,000
Store's the Core grant	£20,000
Store's the Core low interest loan	£20,000
Donations/fundraising (events)	£9,000
Donations committed	£76,000
Parish Council commitments	<u>£7,000</u>
Committed total	£222,000
Current shortfall	£46,000

Timetable

- Tender documents issued 17 Oct
- Planning permission received 31 Oct
- Quotes received 21 Nov
- Builder appointed Pre Christmas
- Start on site 5 Jan
- Grant deadline 31 Mar
- Start shopping!! July

What kind of shop?

- Have retail experience
- Did lots of research and visits
- But every community is different: final stocklist will be based on a detailed survey
- Likely preferences for food:
 - Local produce
 - Fairtrade
 - Organic / wholefoods
 - But also need to supply basics as cheaply as we can

Other features

- Post Office
- Services (cleaning, shoe repairs etc, parcel drop-off)
- Pre-ordering and 'Specials'; telephone orders
- News - a counter service
- Deliveries
- The Café area with noticeboard as a community focus point
- A small separate room: hairdresser? treatment room?

How will it work?

- One full-time or two part-time paid shop managers
- Some 30 volunteers, working 3-5 hour shifts (once every two weeks?)
- Many different tasks – something for everyone!
- Opening hours:
 - 8 – 6.30 Mon-Fri
 - 8 - 12 Saturdays
 - 9 - 12 Sundays
- Management committee

What will we sell?

- General groceries
- Fresh fruit and vegetables
- Freshly baked bread
- Fresh meat (vacuum packed)
- Wine – perhaps also spirits, beer?
- Locally produced ready meals
- Newspapers and magazines
- Greetings cards, wrapping paper etc

How will we decide exactly what?

- Customer survey - suggested start-up stocklist
- HOW?
- Build on experience of other community shops
- Shop must meet your needs
- Shop will be big enough to offer CHOICE
- Trial and error – remain flexible
- Manager will have a suggestions' book
- Regular communication with community

Why have we been running with this project for 2 ½ years?

- Clear desire in the community for a Village Shop
- Commitment to use and/or support the Shop:
 - £5400 per month spending commitments
- Offers of volunteer help:
 - 34 offers to work shifts in the shop
 - Several people interested in mgt committee
- More wanted! Please sign up tonight ...

The figures

	Year 1	Year 3
Gross goods & services sales incl café	120,000	165,600
Net return (at 20% margin)	24,720	34,114
Costs (wages & other)	30,446	30,673
Net result	-5,726	3,441

Why it will work

- Business Plan is based on a turnover of £10,000 per month: commitments for half of this already
- It will offer the goods and services YOU want
- The shop will be big enough to offer a choice
- It will be a shop to be proud of
- It may make a substantial profit from Year 3
- But it depends on your commitment!

Reverse Credit Scheme (by standing order)

- The first two years are crucial
- Join and commit to a monthly payment for two years
- Level of payment is your choice
- You spend YOUR credit throughout the month
- Moral obligation only – on both sides!

- You have all had a form ...

Time for questions!